

314, 315, 316, 317 and 325 Bogert Avenue and 305, 306, 307 and 308 Poyntz Avenue - Rental Housing Demolition Application – Final Report

Date: June 24, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Ward: Ward 18 - Willowdale

Rental Housing Demolition Application Number: 17 139152 NNY 23 RH

Related Planning Application Number: 16 272007 NNY 23 OZ

SUMMARY

This application proposes to demolish 281 existing dwelling units, 279 of which are rental units, located at 314, 315, 316, 317 and 325 Bogert Avenue and 306 and 307 Poyntz Avenue. An additional 147 existing rental units at 325 Bogert Avenue will be retained. The lands will be redeveloped with 5 new buildings: 5 buildings of 11, 17, 19, 27 and 29 storeys. The development will include 1,538 residential units, inclusive of the 426 replacement and retained rental units. The remaining proposed 1,112 units are proposed as market units.

The proposal also includes a Tenant Relocation and Assistance Plan that addresses the right for existing tenants to return to a replacement rental unit at similar rent and financial compensation to mitigate hardship.

The properties are the subject of Official Plan Amendment and Zoning By-law Amendment applications (16 272007 NNY 23 OZ), which were appealed to the Ontario Municipal Board, now the Ontario Land Tribunal (OLT) (Case No. PL170905). A settlement offer was endorsed by City Council on October 1, 2021. Council deferred making a decision on the Rental Housing Demolition application and directed staff to request the OLT to withhold its Order on the appeals until such time as the Rental Housing Demolition application has been approved by Council and all appropriate conditions associated with the Rental Housing Demolition Permit have been satisfied, including the execution of any necessary agreements.

On June 1, 2022, the OLT held a settlement hearing and approved the Official Plan and Zoning By-law Amendment application through an interim oral decision. A final decision and Order will be provided later in 2022. Staff have requested that the OLT withhold its

final Order until outstanding matters, including a decision by City Council on the Rental Housing Demolition application, are resolved.

This report recommends approval of the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code and the demolition permit under Chapter 363 of the Toronto Municipal Code, subject to conditions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the Rental Housing Demolition application under Chapter 667 of the Toronto Municipal Code to permit the demolition of 279 existing rental dwelling units located at 314, 315, 316, 317 and 325 Bogert Avenue and 306 and 307 Poyntz Avenue, subject to the following conditions:

a. The owner shall provide and maintain at least 279 replacement rental dwelling units for a period of at least 20 years beginning from the date that each replacement rental unit is first occupied. During such 20-year period, no replacement rental dwelling unit shall be registered as a condominium or any other form of ownership housing that provides a right to exclusive possession of a dwelling unit, including life-lease or co-ownership, and no application shall be made to demolish any replacement rental dwelling unit or convert any replacement rental unit to a non-residential rental purpose. The replacement rental dwelling units shall collectively have a total gross floor area of at least 24,288 square metres and be comprised of at seven (7) studio units, one-hundred and twenty-eight (128) one-bedroom units, one-hundred and thirteen (113) two-bedroom units, twenty-three (23) three-bedroom units, and eight (8) four-bedroom units;

b. Within each phase of demolition and subsequent re-development full replacement by number of units, unit type and size will be provided. The replacement rental units will be similar in size and rent, by unit type, to the demolished rental units to the satisfaction of the Chief Planner and Executive Director, City Planning. Floor plans for the replacement units identifying the sizes, layouts, and location of the replacement rental units by phase will be provided prior to the issuance of Notice of Approval Conditions for Site Plan Approval, to the satisfaction of the Chief Planner and Executive Director, City Planning;

c. The owner shall provide and maintain at least 165 replacement rental units comprised of at least seven (7) studio units, seventy-eight (78) one-bedroom units, sixty-one (61) two-bedroom units, seventeen (17) three-bedroom units, and two (2) four-bedroom units at affordable rents, as currently defined in the Toronto Official Plan, and 114 replacement rental units, comprised of fifty (50) one-bedroom units, fifty-two (52) two-bedroom units, six (6) three-bedroom units, and six (6) four-bedroom units at mid-range rents, as currently defined in the

Toronto Official Plan, for a period of at least ten (10) years beginning from the date of first occupancy of each unit.

d. The owner shall provide an acceptable Tenant Relocation and Assistance Plan to all Eligible Tenants, addressing the right to return to occupy one of the replacement rental dwelling units at similar rents, the provision of alternative accommodation at similar rents in the form of rent gap payments, and other assistance to mitigate hardship. The Tenant Relocation and Assistance Plan shall be developed in consultation with, and to the satisfaction of, the Chief Planner and Executive Director, City Planning;

e. The owner shall provide tenants of all replacement rental dwelling units with access to, and use of, all indoor and outdoor amenities in the proposed building containing the rental replacement units, at no extra charge, and on the same terms and conditions as any other resident of the building, without separate entrances or the need to pre-book or pay a fee unless specifically required as a customary practice for private bookings;

f. The owner shall provide laundry for each replacement rental dwelling unit on the same basis as other units in the new building. Where laundry is to be provided ensuite, it shall be at no additional cost to tenants;

g. The owner shall provide central air conditioning in each replacement rental dwelling unit within the proposed development at no additional cost to tenants;

h. At least 246 of the rental replacement units will have a private outdoor balcony, patio or terrace;

i. The owner shall provide and make available for rent a minimum of 130 vehicle parking spaces to tenants of the replacement rental dwelling units. Such parking spaces shall be made available firstly to returning tenants who previously rented a vehicle parking space, secondly to returning tenants who did not previously rent a vehicle parking space, and thirdly to new tenants of the replacement rental dwelling units. Existing tenants who rented parking in the existing building would have the right to rent a parking spot at a similar rate in the new building. The final terms and conditions for renting parking spots to tenants of the replacement units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

j. The owner shall provide tenants of the replacement rental dwelling units with access to all bicycle and visitor parking on the same terms and conditions as any other resident of the proposed development, and in accordance with the Zoning By-law;

k. The owner shall provide a proportionate share of storage lockers to tenants of the replacement rental dwelling units. The terms and conditions for renting storage lockers to tenants of the replacement units shall be to the satisfaction of the Chief Planner and Executive Director, City Planning;

l. The rental dwelling units required in Recommendation 1a and 1b above shall be made ready and available for occupancy no later than the date by which seventy percent (70%) of the new dwelling units in the phase of redevelopment, exclusive of the replacement rental units, are made available and ready for occupancy, subject to any revisions to the satisfaction of the Chief Planner and Executive Director, City Planning; and

m. The owner shall enter into, and register on title to the lands at 314, 315, 316, 317 and 325 Bogert Avenue and 305, 306, 307 and 308 Poyntz Avenue, one or more agreement(s) to secure the conditions outlined in Recommendations 1a. through 1l. above, including an agreement pursuant to Section 111 of the City of Toronto Act, 2006, all to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning.

2. City Council authorize the Chief Planner and Executive Director, City Planning Division, to issue Preliminary Approval for the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code for the demolition for any of the 279 existing rental housing buildings in any specific phase of the development at 314, 315, 316, 317 and 325 Bogert Avenue and 306 and 307 Poyntz Avenue after all of the following have occurred:

a. The satisfaction or securing of the conditions in Recommendation 1 above;

b. The site-specific Zoning By-law Amendments have come into full force and effect;

c. The issuance of the Notice of Approval Conditions for site plan approval for the phase the existing rental units are located in by the Chief Planner and Executive Director, City Planning Division, or their designate, pursuant to Section 114 of the *City of Toronto Act, 2006*;

d. The issuance of excavation and shoring permits for the proposed building which includes the replacement rental units on the subject site;

e. The City's receipt of confirmation that the existing rental dwelling units to be demolished are vacant;

f. A tenant meeting with the existing tenants affected by the current phase of demolition and/or redevelopment has taken place, to the satisfaction of the Chief Planner and Executive Director, City Planning; and

g. The replacement units for any existing rental units at 314, 315, 316, 317 and 325 Bogert Avenue and 306 and 307 Poyntz Avenue previously approved for demolition as part of a previous phase of development have been completed and are ready for occupancy.

3. City Council authorize the Chief Building Official to issue the Rental Housing Demolition Permit under Chapter 667 of the Toronto Municipal Code after the Chief Planner and Executive Director, City Planning, has given Preliminary Approval referred to in Recommendation 2 above.

4. City Council authorize the Chief Building Official to issue a Residential Demolition Permit under Section 33 of the *Planning Act* no earlier than the issuance of the excavation and shoring permit for the proposed development, and after the Chief Planner and Executive Director, City Planning, has issued the Preliminary Approval referred to in Recommendation 2, which may be included in the demolition permit for Chapter 667 under 363-6.2, of the Toronto Municipal Code, on condition that:

a. The owner shall remove all debris and rubble from the site immediately after demolition;

b. The owner shall erect solid construction hoarding to the satisfaction of the Chief Building Official and Executive Director, Toronto Building;

c. The owner erects a building containing the replacement rental dwelling units on the site no later than three (3) years from the day demolition of the existing buildings is commenced, subject to the timeframe being extended to the discretion of the Chief Planner and Executive Director, City Planning; and

d. Should the owner fail to complete the new building within the time specified in condition 4 (c) above, the City Clerk shall be entitled to enter on the collector's roll, to be collected in a like manner as municipal taxes, the sum of twenty thousand dollars (\$20,000.00) for each rental dwelling unit for which a demolition permit is issued, and that each sum shall, until payment, be a lien or charge upon the land for which the demolition permit is issued.

5. City Council authorize the appropriate City officials to take such actions as are necessary to implement the foregoing, including execution of the Section 37 which was secured through the rezoning application (File No. 16 272007 NNY 23 OZ) and Section 111 Agreement.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

At its meeting of July 4, 2017, City Council considered a Refusal Report on the Official Plan Amendment, Zoning Amendment and Rental Housing Demolition Applications for 314, 315, 316, 317, and 325 Bogert Avenue and 305, 306, 307, and 308 Poyntz Avenue. The recommendations authorized the City Solicitor, together with City Planning staff and other appropriate City staff to attend the Ontario Municipal Board to oppose

the appeal of the Official Plan Amendment and Zoning By-law Amendment applications, should the applications be appealed.

The report directed the City Solicitor to request the withholding of the issuance of any Order(s) on the Official Plan Amendment and Zoning By-law Amendment appeals for the subject lands pending City Council dealing with the Application 17 139152 NNY 23 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006.

The Refusal Report and Council's direction is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.NY23.10>

A further Request for Directions Report dated September 23, 2021 was adopted by City Council on October 1, 2021. City Council accepted a Settlement Offer with respect to the Official Plan and Zoning By-Law amendment applications. The Request for Directions Report and City Council's Decision can be viewed at: [Agenda Item History - 2021.CC36.13 \(toronto.ca\)](#)

On June 1, 2022, the Ontario Land Tribunal issued an interim oral decision approving the Official Plan and Zoning By-law Amendments in principle. City Staff requested that the final Order be withheld until all outstanding matters, including the necessary agreements with the City, are secured, including rental housing matters.

THE APPLICATION

Complete Application Submission Date: April 4, 2017 (deemed complete on April 17, 2017).

Proposal

The Rental Housing Demolition application proposes to demolish 279 rental dwelling units within the existing buildings at 314, 315, 316, 317 and 325 Bogert Avenue and 306 and 307 Poyntz Avenue in association with a Zoning and Official Plan Amendment application to construct a new development with 5 buildings of 11, 17, 19, 27 and 29 storeys.

All 279 units proposed to be demolished would be replaced in the new development with new units of the same type, similar size and at similar rents to those in effect at the time of the application.

Eligible tenants of the 279 units proposed for demolition would be provided with the right to return to a replacement rental unit and financial compensation in the form of rent gap payments if they will be required to relocate offsite during the construction period, as well as additional financial compensation to mitigate hardship.

Subject Site and Existing Rental Dwelling Units

The subject site includes the apartment property at 325 Bogert Avenue as well as the house form structures at 314, 315, 316, and 317 Bogert Avenue and 305, 306, 307 and 308 Poyntz Avenue.

The property at 325 Bogert Avenue is a 6.18 hectare site containing a large segmented apartment building, separated into ten blocks, with a total of 416 units. The application proposes to retain three blocks containing 147 units and demolish the other seven blocks containing 269 units, one of which functions as a management office and will not be replaced.

The house form structures at 314, 315, 316 and 317 Bogert Avenue and 305, 306, 307 and 308 Poyntz Avenue are also proposed to be demolished. These properties include eleven residential rental units and two owner-occupied units as summarized below:

- 314 Bogert Avenue: two rental units
- 315 Bogert Avenue: two rental units
- 316 Bogert Avenue: one rental unit
- 317 Bogert Avenue: two rental units
- 306 Poyntz Avenue: two rental units
- 307 Poyntz Avenue: two rental units
- 305 and 308 Poyntz Avenue: Owner occupied house form units

According to the plans provided by the applicant and a site visit conducted by City Planning staff, the existing rental dwelling units are comprised of the following unit types and rent levels:

Unit Type	Affordable Rent	Mid-Range Rent	Total
Studio	7	0	7
One-Bedroom	78	50	128
Two-Bedroom	61	52	113
Three-Bedroom	17	6	23
Four-Bedroom	2	6	8
Total	165	114	279

At the time of this report, all 279 existing rental dwelling units proposed to be demolished are occupied by tenants.

Reason for Application

Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, prohibits the demolition of one or more rental units in any building or related group of buildings that contain six or more residential units without obtaining a permit from the City. Since the proposal involves the demolition of 279 rental dwelling units, a Rental Housing Demolition application was submitted under Chapter 667 of the Toronto Municipal Code.

Tenant consultation

On May 19, 2022, staff held a tenant consultation meeting with impacted tenants to provide an overview of the City's housing policies, the impact of the rental demolition proposal on tenants of the 279 existing rental dwelling units, and the proposed tenant relocation assistance plan. The meeting was held virtually (due to the COVID-19 pandemic) and attended by fifty tenants, City Staff and the applicant.

Tenants were satisfied with the proposed tenant relocation and assistance plan. Tenants asked questions related to the project timeline, eligibility requirements for the proposed tenant relocation and assistance plan, and opportunities to rent a retained rental unit.

POLICY CONSIDERATIONS

Provincial Policy Statement and Provincial Plans

Provincial policy statements and geographically-specific provincial plans, along with municipal official plans, provide a policy framework for planning and development in Ontario.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction on land use planning and development to support an effective and efficient planning system, promote economic prosperity and environmental stewardship, and enhance the quality of natural and built environments in Ontario. The PPS supports a comprehensive, integrated, and long-term approach to planning, and recognizes linkages among policy areas. It includes policies on key issues that affect local communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing, including affordable housing, to accommodate needs that are both changing and growing;
- ensuring opportunities for job creation;
- ensuring appropriate transportation, water, sewer, and other infrastructure is available to accommodate current and future needs; and
- protecting people, property, and community resources by directing development away from natural or human-made hazards.

The PPS recognizes the municipal official plan as the most important planning mechanism for the Statement's implementation.

The PPS is issued under Section 3 of the *Planning Act* and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions, or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) was prepared and approved under the *Places to Grow Act, 2005* to come into effect on May 16, 2019. Amendment 1 (2020) to the 2019 Growth Plan came into effect on August 28, 2020. The amended Growth Plan continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe (GGH) region, of which the City forms an integral part.

The Growth Plan establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*. Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources, and infrastructure to reduce sprawl, contribute to environmental sustainability, and provide for a more compact built-form;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving a diverse range of housing options, protected employment zones, recreation and public service facilities, and green spaces;
- Planning for transit-supportive densities and integrating transit services to facilitate the efficient movement of people and goods;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retains space to accommodate jobs on-site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments,

submissions, or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Toronto Official Plan

The Toronto Official Plan outlines City Council's policies and objectives for land use planning and development. Section 3.2.1 of the Official Plan contains the City's policies pertaining to the provision, maintenance, and replacement of rental housing.

Policy 3.2.1.6 prevents new development that would result in the loss of six or more rental dwelling units unless all of the existing rental units have rents that exceed mid-range rents at the time of application or, in cases where planning approvals other than site plan are being sought, at least the same number, size, and type of rental units are replaced and maintained with similar rents and the applicant develops an acceptable tenant relocation and assistance plan, addressing the right to return to the replacement units at similar rents and other assistance to mitigate hardship.

Rental Housing Demolition and Conversion By-law

Section 111 of the *City of Toronto Act, 2006* authorizes the City to regulate the demolition and conversion of residential rental properties. Chapter 667 of the Toronto Municipal Code, the Residential Rental Property Demolition and Conversion Control By-law, implements Section 111. The By-law prohibits the demolition of rental housing in any building or related group of buildings that collectively contain six or more dwelling units without obtaining a permit from the City and requires a decision by City Council or, where delegated, the Chief Planner and Executive Director, City Planning.

Under Sections 14 and 15 of Chapter 667, Council may refuse an application or impose conditions on an approval, including conditions requiring an applicant to replace the rental units proposed to be demolished and/or to provide tenant relocation and assistance, which must be satisfied before a demolition permit is issued. These conditions implement the City's rental housing protection policies in the Official Plan.

Section 33 of the *Planning Act* also authorizes Council to regulate the demolition of residential properties. Section 33 is implemented through Chapter 363 of the Toronto Municipal Code, the Building Construction and Demolition By-law, which requires Council approval of any demolition of a residential property that contains six or more dwelling units (irrespective of whether any are rental) before the Chief Building Official can issue a demolition permit under the *Building Code Act, 1992*. Where a proposal requires Council approval of a residential demolition application under Chapter 363 and a Rental Housing Demolition application under Chapter 667, Council typically considers both applications at the same time.

The proposal to demolish 279 rental dwelling units on the subject lands requires approval under both Chapters 363 and 667 of the Toronto Municipal Code because it involves the demolition of at least six dwelling units and at least one rental unit.

COMMENTS

Provincial Policy Statement and Provincial Plans

Staff have evaluated the proposal and determined that it is consistent with the PPS and conforms with the provincial Growth Plan. The proposal to demolish 279 rental dwelling units and construct five new buildings resulting in a total of 1,538 residential units (inclusive of the 279 replacement and 147 retained rental units) on the subject site will help meet the housing needs of current and future residents.

Replacement Rental Housing

In accordance with Official Plan policy 3.2.1.6, all 279 existing rental units will be replaced in the new development. As currently proposed, replacement units would be located in the podiums of two of the new buildings to be constructed.

The applicant has indicated that they anticipate that demolition and the provision of replacement units will take place in a phased manner. However, final phasing in terms of demolition and replacement is still to be determined. At the tenant meeting hosted on May 19, 2022 the applicant presented a draft phasing plan, outlined below, illustrating one example of how both demolition and the provision of replacement units might proceed:

- Phase 1: two blocks of existing apartments demolished to facilitate the redevelopment on the northwest corner of the site. This first phase of redevelopment would include replacement units for the units demolished as part of this phase, and the next phase of redevelopment.
- Phase 2: Demolition of two blocks of existing apartments to facilitate the redevelopment of the northeast corner of the site. All demolished units would have been previously replaced through the first phase of redevelopment.
- Phase 3: Demolition of one block of existing apartments to facilitate the redevelopment of the south east corner of the site. The third phase of redevelopment would include replacement units for the units demolished as part of this phase, and the next phase of redevelopment.
- Phase 4: Demolition of two blocks of existing apartments to facilitate the redevelopment of the south west corner of the site. All demolished would have been previously replaced through the third phase of redevelopment.

The applicant has agreed to replace all units demolished in a phase with replacement units in the same phase, or in an earlier phase of construction. Units would be replaced with units of the same type, similar size, and at similar rents to those in place at the time of application. Floorplans for the replacement units provided through each phase will be required prior to the issuance of Notice of Approval Conditions for Site Plan Approval for the given phase of work, and will be to the satisfaction of the Chief Planner.

Demolition of subsequent phases will not be permitted until replacement units for previous phases have been completed and are ready for occupancy.

Tenants of the replacement rental dwelling units would have access to all amenities in the building which they are provided in, at no extra charge, and on the same terms and

conditions as any other resident of the building. The owner shall provide ensuite laundry in each replacement rental dwelling unit within the proposed development at no additional cost to tenants unless common laundry rooms are provided for the overall building.

The applicant has agreed to provide and maintain the 279 replacement rental dwelling units as rental tenure within the proposed building for at least 20 years, beginning from the date that each replacement rental dwelling unit is first occupied and until the owner obtains approvals for a Zoning By-law Amendment removing the requirement for the replacement rental dwelling units to be maintained as rental units.

Staff are satisfied with the proposed approach to replacing the demolished rental units.

Tenant Relocation and Assistance Plan

The applicant has agreed to provide tenant relocation and assistance to all eligible tenants, all to the satisfaction of the Chief Planner and secured through legal agreements with the City.

The Tenant Relocation and Assistance Plan would secure eligible tenants of the 279 units proposed for demolition with the right to return to a replacement unit at similar rent. It would also assist tenants in finding and securing alternative accommodations during the demolition and construction period. As part of this plan, all eligible tenants would receive:

- at least six months' notice of the date that they must vacate their rental unit;

And either:

- the opportunity to move directly into a replacement rental unit;
- a moving allowance; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

Or:

- the right to return to a rental replacement unit of the same type, at similar rent;
- compensation equal to three months' rent pursuant to the *Residential Tenancies Act*;
- a rent gap payment, to mitigate financial hardship during the period between when tenants must leave their existing unit and can return to a replacement unit;
- move-out and move-back moving allowances; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

Or:

- the right to return to a rental replacement unit of the same type, at similar rent;
- a suitable alternative rental unit to the satisfaction of the tenant for the period between when the tenant must leave their existing unit and can return to a replacement unit;

- move-out and move-back moving allowances; and
- additional compensation and assistance for special needs tenants, with the final determination by the Chief Planner and Executive Director, City Planning.

City Planning are satisfied with the applicant's proposed tenant relocation and assistance plan as it is in line with the intent of the City's standard practices and will appropriately address and mitigate hardship experienced by tenants.

Conclusion

City Planning Staff have reviewed the Rental Housing Demolition Application for 314, 315, 316, 317 and 325 Bogert Avenue and 306 and 307 Poyntz Avenue and recommend that City Council approve, with conditions, this Rental Housing Demolition Permit Application in accordance with Chapter 667 of the Toronto Municipal Code to allow for the demolition of the 279 existing rental dwelling units on the subject site.

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SIGNATURE

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ATTACHMENTS

City of Toronto Data/Drawings

Attachment 1: Location Map

Attachment 1: Location Map

